

VILLAGE OF SPRINGVILLE
MINUTES OF THE MEETING OF ZONING BOARD OF APPEALS

September 9, 2026

7:00 P.M.

A meeting of the Zoning Board of Appeals of the Village of Springville was held at the Municipal Building, 65 Franklin Street Springville, New York at the above date and time.

Present were:

Chairman:	Joe Wolniewicz
Members:	Kate Moody (absent) Jamie Raynor Kimberly Krzemien Bob Laskowski
Also Present:	Kelly Baker -Liaison
Building Inspector/CEO:	John Baker
Clerk:	Julie Nunweiler

Zoning Board Chairman Joe Wolniewicz called the meeting to order at 7:01 for Public Hearing # 11376 for an area variance at 205 Newman St. in Zoning District R-8.5 for Michael Moran. The applicant is asking for a variance for an attached garage that does not meet the side yard requirement.

§ 200-10 Placement of accessory buildings and uses.

B. In a residence district:

(2) Accessory buildings and structures may be located in the minimum required rear yard, provided that such building or structure shall not exceed twenty feet in height and further, that it be set back from any side or rear lot line the following minimum distances.

The minimum requirement is six feet, and the applicant states the new garage addition will be 2.1 feet and would be asking for a variance for 3.9. feet

Chairman Wolniewicz reviewed the plan (see attached A-1) and asked the other board members if they had any questions all agreed it was straight forward.

At this time, the Zoning Board of Appeals went over the factors considered in their decision:

FACTORS CONSIDERED:

1. Whether undesirable change would be produced in character of neighborhood or a detriment to nearby properties: Yes ___ No (4)
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance: Yes ___ No (4)
3. Whether the requested variance is substantial: Yes (4) No ___
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes ___ No (4)
5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals but shall not necessarily preclude the granting of the area variance: Yes (1) No (3)

DETERMINATION OF THE ZONING BOARD OF APPEALS BASED ON THE ABOVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that the benefit to the applicant **DOES** outweigh the detriment to the neighborhood or community.

The variance request is **approved.**

Next on the agenda, Public Hearing #11398 was opened at 7:07 p.m. for a variance for accessory building to be placed in front yard 220 S Central Ave. in Zoning District R-8.5 for Kyle Wright.

§ 200-10 Placement of accessory buildings and uses.

B. In a residence district:

(2) Accessory buildings and structures may be located in the minimum required rear yard, provided that such building or structure shall not exceed 20 feet in height and further, that it be set back from any side or rear lot line the following minimum distances.

Chairman Wolniewicz asked the applicant about the drawing (see attached A-2) submitted for a detached garage also showing a shed located in the rear of the property which has been moved to another location in the yard. Mr. Wright explained that he was not aware that he needed a permit to move the 18x24 shed and that it was moved to have a better view of their children while playing in the fenced yard. Chairman Wolniewicz explained that it is in violation and therefore this is an amended request which will require a new plan to be submitted.

CEO John Baker explained the requirements which would be 30 feet from center of the street. Chairman Wolniewicz asked Mr. Wright how far it is now and was told approximately 5 or 6 feet from the fence line along the street. He understands it will have to be moved and at this point isn't sure of the location for the detached garage he wants to put up.

Chairman Wolniewicz said the request would have to be denied and asked the board for a vote. All in favor, none opposed.

Lastly, Chairman Wolniewicz asked for a motion to approve the minutes from the May 13, 2026 meeting. Member Jamie Raynor made the motion, seconded by Member Kim Krzemien.

Chairman Wolniewicz asked for a motion to adjourn at 7:38 Member Kim Krzemien made the motion, seconded by Member Bob Laskowski.

Respectfully Submitted,

Julie Nunweiler

NEWMAN STREET
(49.5' WIDE)

CENTER LINE OF
NEWMAN STREET
WEST LINE OF
LOT NO. 4

84.0 D&M TO THE
SOUTHWEST CORNER OF
MILTON E. POLIS
L-3941 F. 400

EAST LINE OF
NEWMAN STREET

ON LINE

0.1' NORTH
0.3' NORTH

removed

380.72 MEAS

SOUTHEAST CORNER
MONTZ L. 5782 P. 77

PARCEL "B"

FENCE ON LINE

NEW Garage Addition

MANGUSO LAND SURVEYING, P.C.
1000 N. MANGUSO 049775

TRACY A. SPADA, 050806

572 TULSAKOKA RD.
ANGOLA, NY 14006

PHONE & FAX 716.559.4717

EMAIL OFFICER INVOLVED IN THE
SUCCESSION TO THE RECORDS OF
WILLIAM C. BUCKLEY

WILSON & ILIUTIS

205 NEWMAN STREET

DRAIN

TAS

APPROVED

TAS

SCALE

17-30

PART OF LOT 4, 10/100
VILLAGE OF SPRINGVILLE

TOWN OF CONCORD
COUNTY OF ERIE

STATE OF NEW YORK

PROJECT NO.

PROB. 110
2021429

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P-454B

4.

LEGEND

• EXISTING BROWNT
 • SEE BROWNT
 • UTILITY FIELD
 • BROWNT
 • C (CROWD) OF BROWNT
 • FLOCK
 • DIRT
 • ORDERING UTILITY LINE

SURVEY NOTES

[illegible]

A-2

